

170.B

0001

0206.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

518,600 / 518,600

USE VALUE:

518,600 / 518,600

ASSESSED:

518,600 / 518,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	SIMONS VIRGINIA W	Unit #:	206
Owner 2:			
Owner 3:			

Street 1: 1 SYMMES RD #416

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02476		Type:		

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										143703
										GIS Ref
										GIS Ref
										Insp Date
										05/22/18

PREVIOUS ASSESSMENT

Parcel ID 170.B-0001-0206.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	503,600	0	.	.	503,600	503,600	Year End Roll	12/18/2019
2019	102	FV	495,800	0	.	.	495,800	495,800	Year End Roll	1/3/2019
2018	102	FV	408,500	0	.	.	408,500	408,500	Year End Roll	12/20/2017
2017	102	FV	355,000	0	.	.	355,000	355,000	Year End Roll	1/3/2017
2016	102	FV	355,000	0	.	.	355,000	355,000	Year End	1/4/2016
2015	102	FV	331,200	0	.	.	331,200	331,200	Year End Roll	12/11/2014
2014	102	FV	318,200	0	.	.	318,200	318,200	Year End Roll	12/16/2013
2013	102	FV	318,200	0	.	.	318,200	318,200		12/13/2012

SALES INFORMATION

TAX DISTRICT						PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
HILL RICHARD C	20332-215		5/28/1999		177,000	No	No							
LAFFEER MOHAMED	25753-315		10/23/1995		135,000	No	No	Y						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	Mail Update	MM	Mary M
5/22/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			646-8737, Building Number 1.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2	- Hip			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: N	- NONE			Fpl: 0	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+	- Average (+)			CONDOS INFORMATION															
Year Blt: 1984	Eff Yr Blt:			Location: F	- Front														
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor: 1	- 1st Floor														
Const Mod:				% Own:	2.039999962														
Lump Sum Adj:				Name:	29 - 6044														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD	- Good			16. %					No Unit	RMS	BRS	FL			
Prim Int Wall: 1	- Drywall			Functional:				%					1	4	1	0			
Sec Int Wall:				Economic:				%											
Partition: T	- Typical			Special:				%											
Prim Floors: 4	- Carpet			Override:				%											
Sec Floors:				Total:	16.8 %														
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ:	320.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.:	1.02173913														
Electric: 3	- Typical			Const Adj.:	1.04989493														
Insulation: 2	- Typical			Adj \$ / SQ:	343.270														
Int vs Ext: S				Other Features:	32903														
Heat Fuel: 3	- Electric			Grade Factor:	1.10														
Heat Type: 15	- H.V.A.C			NBHD Inf:	1.32500005														
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor:	1.00														
Solar HW: NO	Central Vac: NO			Adj Total:	623319														
% Com Wall:	% Sprinkled:			Depreciation:	104718														
				Depreciated Total:	518601														
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.B-0001-0206.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							



RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 4	BRs: 1	Baths: 1	HB: 0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value
GLA	Gross Liv Ar	1,150	343.270	394,761

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE


AssessPro Patriot Properties, Inc